



# **AGENDA**

## **DESIGN REVIEW BOARD**

**Friday, April 25, 2008, 11:00 a.m.**  
**Administrative Conference Room**  
**College Station City Hall**  
**1101 Texas Avenue**  
**College Station, Texas**

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1. Call to Order
2. Consideration, discussion and possible action on Absence Request.
  - Nancy Sawtelle – March 24, 2008 meeting
3. Consideration, discussion and possible action to approve meeting Minutes.
  - March 24, 2008
4. Presentation, possible action and discussion for a waiver to Building Design Considerations for Historic Properties in the Northgate Districts for the Corner Bar located at 401 University Drive. Item # 08-00500043 (CH)
5. Presentation, possible action and discussion for waivers to the Building Design Considerations for Historic Properties and to the Sidewalk Standards in the Northgate Districts for the structure located at 106 College Main. Item # 08-00500079 (MR)
6. Presentation, possible action, and discussion regarding recruitment and appointment of new Design Review Board members. (MH)
7. Possible action and discussion on future agenda items – A Design Review Board Member may inquire about a subject for which notice has not been given. A statement of specific factual information or the recitation of existing policy may be given. Any deliberation shall be limited to a proposal to place the subject on an agenda for a subsequent meeting.
8. Adjourn.

Consultation with Attorney {Gov't Code Section 551.071; possible action.

The Design Review Board may seek advice from its attorney regarding a pending and contemplated litigation subject or attorney-client privileged information. After executive session discussion, any final action or vote taken will be in public. If litigation or attorney-client privileged information issues arise as to the posted subject matter of this Design Review Board meeting, an executive session will be held.

**Notice is hereby given that a Regular Meeting of the Design Review Board of the City of College Station, Texas will be held on the Friday, April 25, 2008 at 11:00 a.m. at the City Hall Administrative Conference Room, 1101 Texas Avenue, College Station, Texas. The following subjects will be discussed, to wit: See Agenda**

Posted this the \_\_\_\_ day of \_\_\_\_\_, 2008 at \_\_\_\_ p.m.

CITY OF COLLEGE STATION, TEXAS

By \_\_\_\_\_  
Connie Hooks, City Secretary

I, the undersigned, do hereby certify that the above Notice of Meeting of the Design Review Board of the City of College Station, Texas, is a true and correct copy of said Notice and that I posted a true and correct copy of said notice on the bulletin board at City Hall, 1101 Texas Avenue, in College Station, Texas, and the City's website, [www.cstx.gov](http://www.cstx.gov). The Agenda and Notice are readily accessible to the general public at all times. Said Notice and Agenda were posted on \_\_\_\_\_, 2008 and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

This public notice was removed from the official posting board at the College Station City Hall on the following date and time: \_\_\_\_\_ by \_\_\_\_\_.

Dated this \_\_\_\_ day of \_\_\_\_\_, 2008.

CITY OF COLLEGE STATION, TEXAS

By \_\_\_\_\_

Subscribed and sworn to before me on this the \_\_\_\_ day of \_\_\_\_\_, 2008.

\_\_\_\_\_  
Notary Public- Brazos County, Texas

My commission expires: \_\_\_\_\_

This building is wheelchair accessible. Handicap parking spaces are available. Any request for sign interpretive service must be made 48 hours before the meeting. To make arrangements call (979) 764-3517 or (TDD) 1-800-735-2989. Agendas may be viewed on [www.cstx.gov](http://www.cstx.gov).



**Minutes**  
Design Review Board  
Monday, March 24, 2008  
City Hall Council Chambers  
1101 Texas Avenue  
11:00 AM

**Board Members Present:** Chairman John Nichols, Ward Wells, Alan King, and Hunter Goodwin

**Staff Present:** Planning Administrator Molly Hitchcock, Senior Planner Jennifer Prochazka, Staff Planners Crissy Hartl and Lauren Hovde, and Staff Assistant Nicole Padilla

**Others Present:** Mike Logan, Barry Ivins, and Andrew Hawkins

**AGENDA ITEM NO. 1: Call to order.**

Chairman John Nichols called the meeting to order at 11:00 a.m.

**AGENDA ITEM NO. 2: Presentation, possible action, and discussion for a waiver to Building Design Considerations for Historic Properties in the Northgate Districts for the Corner Bar located at 401 University Drive. Case #08-00500043 (CH)**

Crissy Hartl, Staff Planner, presented the item stating that the applicant is requesting waivers from the building design standards for historic properties to create a rooftop bar to the Sparks Building located in Northgate. The applicant has proposed to use the roof as a bar and seating area for their customers which will be guarded from the edge of the building by a 50" tall metal rail.

Andrew Hawkins, the applicant's architect, answered questions in general about the building's current and proposed structure.

Hunter Goodwin, Alan King, and Ward Wells expressed concern about the proposed use of stucco on a historic building and suggested that the applicant propose an alternate material

that would create a better transition in material from the original building to the new roof area.

Board Members entertained a possibility of creating a parapet to discourage people from climbing over the metal railing near the edge of the building. However, Molly Hitchcock, Planning Administrator, explained that staff had originally discouraged the applicant from pursuing a parapet because in the future a rail could be removed to get back to the original structure of the building, whereas creating a parapet would permanently alter the building.

Hunter Goodwin motioned to postpone action on the item requesting that the applicant come back to the Design Review Board with design changes that particularly address the material being proposed, demonstrating as much character and style that can be provided, bordering the beams that would be facing the street. Alan King seconded; motion passed (4-0).

**AGENDA ITEM NO. 3: Presentation, possible action, and discussion regarding sign details and building colors for Grand Station Entertainment, located at 2400 Earl Rudder Freeway South in the Wolf Pen Creek Zoning District. Case #08-00500023 (JP)**

Jennifer Prochazka, Senior Planner, presented the item stating that the applicant is requesting to repaint the building using Beguiling Mauve (SW 6269) and Sensational Sand (SW 6094), install four (4) building signs, and a new face for the existing freestanding signage.

Alan King expressed concern about the current color of the building and the building's high visibility from State Highway 6.

Board Members expressed further concern that the Beguiling Mauve (SW 6269), because it is such a light color, would bleed into the brick color and emit a more pinkish hue. They proposed using a deeper color, suggesting the use of Soulmate (SW 6270), to enhance the contrast of the colors on the building.

Alan King motioned to approve the Sensational Sand (SW 6094) as the base color for the building, deny the use of Beguiling Mauve (SW 6269), but approve the use of Soulmate (SW 6270), approve the two colors as submitted for the four (4) building signs plus white, and approve the newly proposed backlit channel letters or the box as it was originally submitted. Hunter Goodwin seconded; motion passed (4-0).

**AGENDA ITEM NO. 4: Possible action and discussion on future agenda items – A Design Review Board Member may inquire about a subject for which notice has not been given. A statement of specific factual information or the recitation of existing policy may be given. Any deliberation shall be limited to a proposal to place the subject on an agenda for a subsequent meeting.**

Molly Hitchcock, Planning Administrator, stated that an Agenda Item will be created for the next meeting to discuss the current status of the search for new Design Review Board Members.

**AGENDA ITEM NO. 5:     Adjourn**

Hunter Goodwin motioned for adjournment. Ward Wells seconded the motion; which passed (4-0).

Meeting adjourned at 12:23 a.m.

**APPROVED:**

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**John Nichols, Chairman**

**ATTEST:**

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**Nicole Padilla, Staff Assistant**

**DESIGN REVIEW BOARD  
STAFF REPORT**

Project Manager: Crissy Hartl, AICP, Staff Planner  
Email: chartl@cstx.gov

Report Date: April 17, 2008  
Meeting Date: April 25, 2008

**For  
CORNER BAR (DRB) (08-00500043)**

**Zoning District:** NG-1 Core Northgate

**Location:** 401 University Drive

**Applicant:** Barry Ivins, Business Manager

**Item Summary:** The applicant is requesting waivers for relief from the building design standards for historic properties to add a rooftop bar to the Sparks Building.

**Item Background:** This item was first presented to the Design Review Board on Monday, March 24<sup>th</sup>. The applicant is proposing a building plan which would utilize the roof of the Sparks Building, located at the intersection of College Main and University Drive. The applicant was given direction on how the building elevations should be revised. The revisions have been submitted for the Design Review Board's review.

The revised building plan includes the construction of a brick veneer structure on the roof as well as a seating area for customers, which will be guarded by a 50" tall metal rail. The 2006 International Building Code requires a minimum of 42" guard. The applicant has proposed to recess the guardrail 2' from the building edge and use a paint color from the City's approved color palette, which resembles the color black. The building elevations also include a new exposed steel structure at the base of the addition which will border the entire roof line of the building. It has been determined that the building structure will not be visible from the rights-of-way of the surrounding streets, and is therefore not a part of the subject waiver request.

According to Section 5.6.B.3.b Building Design Considerations for Historic Properties - Standards, the rehabilitation of historic properties, are subject to the following standards:

1. The historic character of a property will be retained and preserved. Distinctive materials or features and spatial relationships that characterize a property shall not be removed or altered.
2. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
3. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and where possible, materials.

**Issues/Items for Review:** In relation to the rooftop fencing, the Design Review Board may grant relief from the building design standards for historic properties if they find the proposed building additions generally conform to Section 5.6.B.3.b Standards and the historical appearance and architectural character of the building are preserved.

**Supporting Materials:**

1. Application
2. Draft minutes from March 24, 2008 (included in packet)
3. Copy of proposed building plans and elevations (included in packet)



FOR OFFICE USE ONLY	
CASE NO.:	<u>08-43</u>
DATE SUBMITTED:	<u>3-30-08</u>

10:05  
KW

## DESIGN REVIEW BOARD APPEALS & WAIVERS APPLICATION

### MINIMUM SUBMITTAL REQUIREMENTS:

- KW \$150 Application Fee
- ☒ Application completed in full.
- ☒ Additional materials may be required of the applicant such as site plans, elevation drawings, sign details and floor plans. The Zoning Official shall inform the applicant of any extra materials required.

Date of Preapplication Conference: \_\_\_\_\_

### APPLICANT/PROJECT MANAGER'S INFORMATION (Primary Contact for the Project):

Name Barry Ivins

Street Address 401 University Dr. City College Station

State TX Zip Code 77840 E-Mail Address \_\_\_\_\_

Phone Number 979.220.6999 Fax Number 979.680.9898

### PROPERTY OWNER'S INFORMATION:

Name Shelton Family Partnership [c/o Fred Shelton]

Street Address 3501 Gillon Avenue City Dallas

State TX Zip Code 75205 E-Mail Address \_\_\_\_\_

Phone Number \_\_\_\_\_ Fax Number 214.526.2366

### LOCATION OF PROPERTY:

Address 401 University Drive

Lot 1,2,3, part 4 Block 2 Subdivision Boyett Subdivision

Description if there is no Lot, Block and Subdivision \_\_\_\_\_

CURRENT ZONING OF SUBJECT PROPERTY: NG-1

### APPEAL/WAIVER REQUESTED: (Circle One)

NRA Requirements	<u>Northgate Requirements</u>	Buffer Requirements
Driveways	WPC Parking	Site Plan Review Criteria
Krenak Tap Corridor Overlay District		
Other: _____		

Explanation of appeal/waiver request: Definition of what maintains the historic character of the building façade.

Applicable Ordinance Section: Wavier 5.6.14.a – Requirement 5.6.B.3.b



### GENERAL APPEALS/WAIVER REQUEST

The following specific variation from the ordinance is requested:

The proposed railing (required by code) can be placed near the edge of the existing wall plane and not be considered as detracting from the "historic" façade of the building. It can be clearly represented as an alteration to the façade and not part of the original façade.

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The unnecessary hardship (s) involved by meeting the provisions of the ordinance other *than financial hardship* is/are:

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The following alternatives to the requested variance are possible:

Setting back the railings & structures to be out of view from the surrounding streets/right of ways.

An acceptable material for the railing that would allow it to be placed at or near the edge of the façade and still maintain the "historic" character of the façade.

*The applicant has prepared this application and certifies that the facts stated herein and exhibits attached hereto are true, correct and complete.*

 AIA, ARCHITECT  
Signature and Title

03.03.08  
Date

**DESIGN REVIEW BOARD  
STAFF REPORT**

Project Manager: Matt Robinson, Staff Planner  
Email: mrobinson@cstx.gov

Report Date: April 15, 2008  
Meeting Date: April 25, 2008

**For  
106 COLLEGE MAIN (AW) (08-00500079)**

**Zoning District:** NG-1, Core Northgate

**Location:** 106 College Main

**Applicant:** John T. Rhodes, RAI Designs, Inc.

**Item Summary:** The applicant is requesting waivers for relief from the building design standards for historic properties and to the Sidewalk Standards for Northgate in order to renovate the façade and add an additional doorway to the structure located 106 College Main (Hookah Station).

**Item Background:** The applicant has proposed a renovation of the front façade of Hookah Station, an existing night club located at 106 College Main in the building that was formerly occupied by Holick's. According to the Northgate Historic Resources Survey, the subject property was originally built in 1931 and is listed as a medium priority property for preservation.

The proposed renovation of the façade includes the removal of the recessed entry to create a flat storefront with an additional doorway. The existing front façade consists of a single recessed doorway with display windows on each side. According to Section 5.6.B.3.b Building Design Considerations for Historic Properties Standards, the rehabilitation of historic properties are subject to the following standards:

1. The historic character of a property will be retained and preserved. Distinctive materials or features and spatial relationships that characterize a property shall not be removed or altered.
2. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
3. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials.

In addition, according to Section 5.6.B.8 Sidewalk Standards, all proposed development, redevelopment, rehabilitation and façade projects in Northgate shall also include upgrading sidewalks to meet the current standards. Sidewalks along College Main are required to be 10 feet wide and they must be constructed of colored brick pavers as approved in the College Station Design Standards: Northgate. The applicant is requesting a waiver to the sidewalk improvement requirement to allow the property owner to continue with the existing 8'6" sidewalk.

The applicant is not offering any alternatives to the requested waivers above.

**Issues/Items for Review:**

1. As to the request to change the front façade of a building that is prioritized for historical preservation, the DRB may provide relief from the building design standards for historic properties if the proposed building improvements or additions generally conform to Section 5.3.B.3 Standards and they preserve the historical appearance and architectural character of the building.
2. As to the request to maintain the current sidewalk and not provide additional width, the DRB may provide relief from the sidewalk width standard when bringing an existing sidewalk up to current standard where existing physical conditions prohibit the sidewalk expansion.

**Staff Recommendations:**

1. Staff believes the proposal to remove the recessed entry into the 1931 building will greatly diminish the historic character of the property. The recessed entry is a feature that was appropriate for the time period in the 1930's. Removal of the recessed entry would remove a distinctive feature and a spatial relationship that characterizes the property. While alterations may be acceptable to rehabilitate a property for a compatible use, the standard is that the historic and architectural character of a property will be retained. We recommend against any waiver that would alter the storefront of the building.
2. Under the condition that the recessed entry to the building remain, Staff agrees that additional sidewalk width should not be required. If the applicant is granted a waiver to change this distinctive element of the façade, then the historical significance of the lower front façade is compromised and could be redesigned to accommodate a greater sidewalk width. Under this situation, Staff would recommend the whole sidewalk width be required.

**Supporting Materials:**

1. Application
2. Copy of proposed elevation / site plan
3. Current site photos of 106 College Main
4. Historic Photo provided at meeting



CITY OF COLLEGE STATION  
Planning & Development Services

FOR OFFICE USE ONLY

CASE NO.: 08-79  
DATE SUBMITTED: 3-31-08

## DESIGN REVIEW BOARD APPEALS & WAIVERS APPLICATION

9125  
w

### MINIMUM SUBMITTAL REQUIREMENTS:

- ☒ \$150 Application Fee *W*
- ☒ Application completed in full.
- ☒ Additional materials may be required of the applicant such as site plans, elevation drawings, sign details and floor plans. The Zoning Official shall inform the applicant of any extra materials required.

Date of Preapplication Conference: 3-27-08

APPLICANT/PROJECT MANAGER'S INFORMATION (Primary Contact for the Project):

Name John T. Rhodes  
Street Address 4500 Carter Creek #203 City Bryan  
State Texas Zip Code 77802 E-Mail Address jtrhodes@raidedesigns.com  
Phone Number 979-846-3366 Fax Number 979-846-3365

PROPERTY OWNER'S INFORMATION:

Name Mark Sweidan  
Street Address \_\_\_\_\_ City \_\_\_\_\_  
State \_\_\_\_\_ Zip Code \_\_\_\_\_ E-Mail Address \_\_\_\_\_  
Phone Number 979-574-8800 Fax Number \_\_\_\_\_

LOCATION OF PROPERTY:

Address 106 College Main  
Lot 5 Block 2 Subdivision \_\_\_\_\_  
Description if there is no Lot, Block and Subdivision Hookah Station

CURRENT ZONING OF SUBJECT PROPERTY: M6-1

APPEAL/WAIVER REQUESTED: (Circle One)

NRA Requirements

Northgate Requirements

Buffer Requirements

Driveways

WPC Parking

Site Plan Review Criteria

Krenk Tap Corridor Overlay District

Other: \_\_\_\_\_

Explanation of appeal/waiver request: Owner wishes to renovate and adjust exterior of building.

Applicable Ordinance Section: 5.6.B.3.6, 5.6.B.8

## GENERAL APPEALS/WAIVER REQUEST

The following specific variation from the ordinance is requested:

The specific variations to the ordinance 5.6.B.3.b that we are requesting is for the owner to be allowed to clean up and renovate the front façade facing college main. In doing this we are also seeking a request to ordinance 5.6.B.8 and allow 8'-6" relief instead of 10'-0 as stated in the ordinance. This entails removing the existing storefront glass and restoring it to more closely resemble style or architecture pre 1970. Color schemes and all architectural elements will follow the Unified development Ordinance.


The unnecessary hardship (s) involved by meeting the provisions of the ordinance other than financial hardship is/are:

There are a couple of hardships that the current building owner faces. The first and most important in my opinion is the great fire hazard that exists during peak operating times. Crowd control and allowing a smooth flow of pedestrian traffic does not exist very well at the present time. Secondly the exterior of the building has been neglected for several years. Due to this the rotting wood and dilapidated features brings down the entire aesthetic quality of the Northgate businesses.

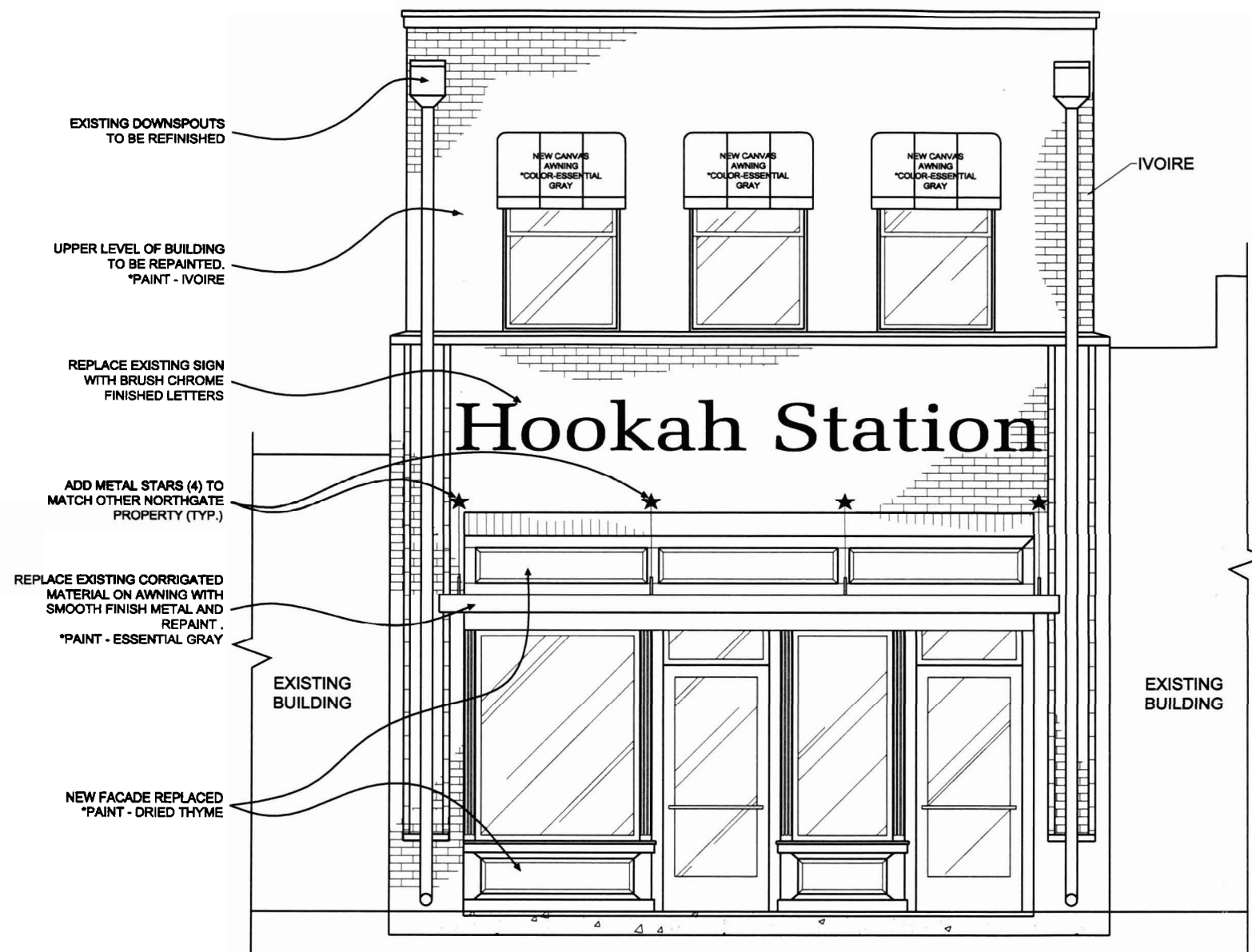
The following alternatives to the requested variance are possible:

I do not see any alternatives that would protect the well being of patrons and allow the appearance of the building to still fit the architecture style of the Northgate area at this time.

*The applicant has prepared this application and certifies that the facts stated herein and exhibits attached hereto are true, correct and complete.*

 Designer  
Signature and Title

3-31-08  
Date

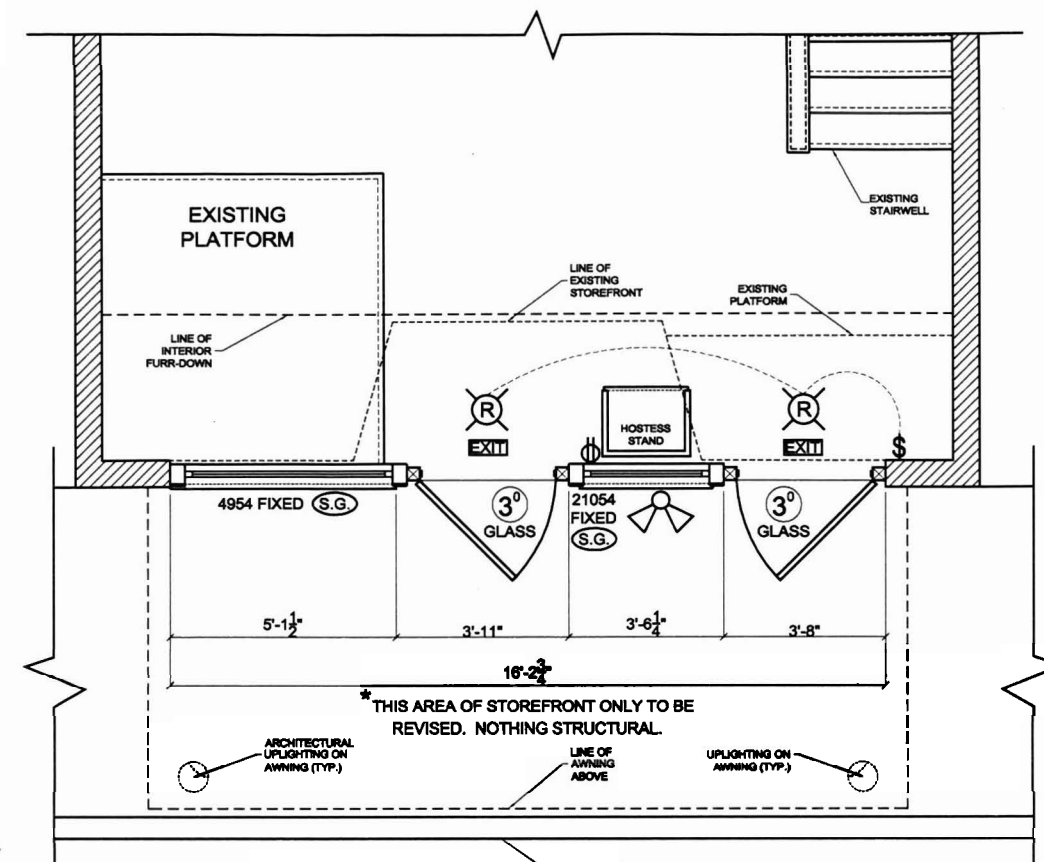


**2 FRONT ELEVATION**  
SCALE: 1/2" = 1'-0"

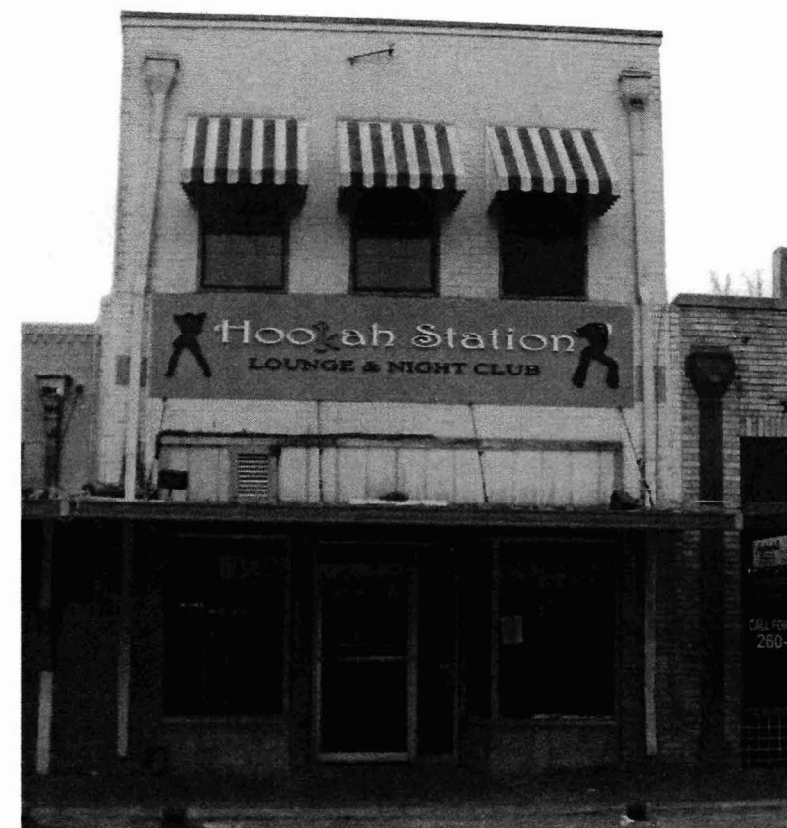
**NOTES:**

- THE FOLLOWING COLORS ARE FROM THE CITY OF COLLEGE STATION COLOR PALETTE. NEW BUILDING COLORS ARE AS FOLLOWS:  
 ESSENTIAL GRAY = ENTRY AWNING  
 SW 6002  
 IVOIRE = UPPER LEVEL OF BUILDING FACADE  
 SW 6127  
 DRIED THYME = ALL NEW STOREFRONT FACADE  
 SW 6186

- EXISTING LOWER LEVEL OF FACADE TO BE POWER WASHED AND ORIGINAL BRICK AND COLOR TO BE EXPOSED.



**1 FLOORPLAN**  
SCALE: 1/2" = 1'-0"



**3 EXISTING STOREFRONT**  
SCALE: NTS

SHEET:  
**A-1**  
OF:  
ONE  
DATE:  
2-25-08

**HOOKAH STATION RENOVATION**

COLLEGE STATION, TEXAS  
NORTHGATE DISTRICT

**R.A.I.**  
DESIGNS, INC.

08-79  
3-31-08  
7:25  
kw

106 College Main Photos





